

LOT  
**54**

124a Muirhead Avenue, Liverpool L13 0AZ

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

### Description

A one bedroom self-contained flat within a purpose-built block. The property benefits from double glazing, central heating, intercom system and communal gardens. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

### Situated

Fronting Muirhead Avenue East in a popular residential location within easy access to local amenities including shopping facilities. There are excellent road links and regular bus services with leisure facilities at Croxteth Country Park close by.

### Ground Floor

Communal Entrance Hall

### Council Tax Band

A

### First Floor

Flat Hall, Bedroom, Bathroom/  
WC, Kitchen, Living Room.

### Lease Details

Leasehold for the term of 125  
years from 30th December 1991  
**Service Charge** TBC  
**Ground Rent** TBC

### Outside

Communal Gardens, External  
Storage Cupboard

### Tenure

Leasehold

### EPC Rating

TBC

